

125.0

0003

0015.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

1,199,400 / 1,199,400

APPRAISED:

1,199,400 / 1,199,400

USE VALUE:

1,199,400 / 1,199,400

ASSESSED:

1,199,400 / 1,199,400

PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|-------------------------|
| 21 | | BARTLETT AVE, ARLINGTON |

OWNERSHIP

Unit #:

| | |
|---------------------------|--|
| Owner 1: FERGUSON KEVIN J | |
| Owner 2: DAMORE KELLEY | |
| Owner 3: | |

Street 1: 21 BARTLETT AVE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: MC EWEN JAMES K & MARY E -

Owner 2: -

Street 1: 21 BARTLETT AVE

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains .186 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1905, having primarily Wood Shingle Exterior and 1872 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 10 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
| | | | |

PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|------------|------|-------------|-----|---------|------|-------------|
| Z | R2 | TWO FAMIL | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exempt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 1 | Level |
| s | | | | Street | | |
| t | | | | Gas: | | |

LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|----------|-------------|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|------|-------|-------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 101 | One Family | | 8100 | | Sq. Ft. | Site | | 0 | 90. | 0.82 | 10 | | | | | | | | | 596,701 | | | | | | 596,700 | |

IN PROCESS APPRAISAL SUMMARY

| Use Code | | | | | | | Land Size | | Building Value | | Yard Items | | Land Value | | Total Value | | Legal Description | | | | User Acct | |
|----------|--|--|--|--|--|--|-----------|--|----------------|--|------------|--|------------|--|-------------|--|-------------------|--|--|--|-----------|--|
| 101 | | | | | | | 8100.000 | | 600,200 | | 2,500 | | 596,700 | | 1,199,400 | | | | | | 80478 | |
| | | | | | | | | | | | | | | | | | | | | | GIS Ref | |
| | | | | | | | | | | | | | | | | | | | | | GIS Ref | |
| | | | | | | | | | | | | | | | | | | | | | Insp Date | |
| | | | | | | | | | | | | | | | | | | | | | 05/24/17 | |

**USER DEFINED**

| | |
|----------------|----------|
| Prior Id # 1: | 80478 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Date: | |
| Time: | |
| 12/30/21 | 09:28:09 |
| Print: | |
| Date: | |
| Time: | |
| 12/10/2020 | |
| Last Rev: | |
| Date: | |
| Time: | |
| 12/18/2019 | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

PREVIOUS ASSESSMENT

| Tax Yr | | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|--------|--|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|------------|
| 2022 | | 101 | FV | 600,200 | 2500 | 8,100. | 596,700 | 1,199,400 | | Year end | 12/23/2021 |
| 2021 | | 101 | FV | 583,400 | 2500 | 8,100. | 596,700 | 1,182,600 | | Year End Roll | 12/10/2020 |
| 2020 | | 101 | FV | 583,500 | 2500 | 8,100. | 596,700 | 1,182,700 | 1,182,700 | Year End Roll | 12/18/2019 |
| 2019 | | 101 | FV | 446,900 | 2500 | 8,100. | 629,900 | 1,079,300 | 1,079,300 | Year End Roll | 1/3/2019 |
| 2018 | | 101 | FV | 446,900 | 2500 | 8,100. | 464,100 | 913,500 | 913,500 | Year End Roll | 12/20/2017 |
| 2017 | | 101 | FV | 432,300 | 2500 | 8,100. | 444,200 | 879,000 | 879,000 | Year End Roll | 1/3/2017 |
| 2016 | | 101 | FV | 432,300 | 2500 | 8,100. | 411,100 | 845,900 | 845,900 | Year End | 1/4/2016 |
| 2015 | | 101 | FV | 401,800 | 2500 | 8,100. | 344,800 | 749,100 | 749,100 | Year End Roll | 12/11/2014 |

TAX DISTRICT

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|-----------------|-----------|------|------------|-----------|------------|----|-----|-------|-------|
| MC EWEN JAMES K | 43762-558 | | 9/23/2004 | | 715,000 | No | No | | |
| | 10174-490 | | 11/29/1962 | | | No | No | N | |

BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|-----------|--------|----------|--------|-----|------------|----------|------------|-------------------|
| 6/20/2016 | 832 | Add Bath | 67,300 | | | | | Add full bath 3rd |
| 5/13/2016 | 628 | Demoliti | 2,100 | | | | | inter demo |
| 5/15/2013 | 692 | Manual | 19,500 | | | | | |
| 3/12/2012 | 217 | Manual | 42,000 | | | | | remodel kitchen & |
| 3/12/2012 | 219 | Manual | | | | | | temp dumpster |
| 9/18/2009 | 866 | Manual | 1,500 | | | | | |

ACTIVITY INFORMATION

| Date | Result | By | Name |
|------------|--------------|-----|---------|
| 5/24/2017 | Meas/Inspect | DGM | D Mann |
| 5/24/2017 | Permit Visit | DGM | D Mann |
| 4/9/2014 | Measured | PC | PHIL C |
| 7/11/2013 | Measured | JBS | JOHN S |
| 6/7/2013 | Info Fm Prmt | EMK | Elen K |
| 5/30/2012 | Info Fm Prmt | MM | Mary M |
| 2/6/2009 | Measured | 336 | PATRIOT |
| 1/14/2005 | MLS | MM | Mary M |
| 10/29/1999 | Meas/Inspect | 266 | PATRIOT |

Sign: VERIFICATION OF VISIT NOT DATA

____/____/____

EXTERIOR INFORMATION

| | |
|---------------|-------------------|
| Type: | 15 - Old Style |
| Sty Ht: | 2A - 2 Sty +Attic |
| (Liv) Units: | 1 Total: 1 |
| Foundation: | 3 - BrickorStone |
| Frame: | 1 - Wood |
| Prime Wall: | 1 - Wood Shingle |
| Sec Wall: | % |
| Roof Struct: | 1 - Gable |
| Roof Cover: | 1 - Asphalt Shgl |
| Color: | GREEN |
| View / Desir: | |

GENERAL INFORMATION

| | |
|---------------|----------|
| Grade: | B - Good |
| Year Blt: | 1905 |
| Eff Yr Blt: | |
| Alt LUC: | |
| Alt %: | |
| Jurisdct: | G18 |
| Fact: | . |
| Const Mod: | |
| Lump Sum Adj: | |

INTERIOR INFORMATION

| | |
|---------------|----------------|
| Avg Ht/FL: | STD |
| Prim Int Wal | 2 - Plaster |
| Sec Int Wall: | % |
| Partition: | T - Typical |
| Prim Floors: | 3 - Hardwood |
| Sec Floors: | 4 - Carpet 25% |
| Bsmnt Flr: | 12 - Concrete |
| Subfloor: | |
| Bsmnt Gar: | |
| Electric: | 3 - Typical |
| Insulation: | 2 - Typical |
| Int vs Ext: | S |
| Heat Fuel: | 2 - Gas |
| Heat Type: | 3 - Forced H/W |
| # Heat Sys: | 1 |
| % Heated: | 100 |
| % AC: | |
| Solar HW: | NO |
| Central Vac: | NO |
| % Com Wal | % Sprinkled |

MOBILE HOME

| | | | | | | | | | |
|-------|--|--------|--|-----------|--|-------|--|--------|--|
| Make: | | Model: | | Serial #: | | Year: | | Color: | |
|-------|--|--------|--|-----------|--|-------|--|--------|--|

SPEC FEATURES/YARD ITEMS

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod JFact | Juris. Value |
|------|-------------|---|-----|-----|----------|------|-----|------|------------|-----|-----|-----|------|-------|------------|------------|--------------|
| 3 | Garage | D | Y | 1 | 19X11 | F | FR | 1916 | 24.27 | T | 50 | 101 | | | 2,500 | | 2,500 |

BATH FEATURES

| | | | |
|------------|---|---------|-----------|
| Full Bath: | 1 | Rating: | Very Good |
| A Bath: | | Rating: | |
| 3/4 Bath: | 1 | Rating: | Very Good |
| A 3QBth | | Rating: | |
| 1/2 Bath: | 1 | Rating: | Very Good |
| A HBth: | | Rating: | |
| OthrFix: | 1 | Rating: | Average |

RESIDENTIAL GRID

| | | | |
|--------------|---------------------------------|---------|----------|
| 1st Res Grid | Desc: Line 1 | # Units | 1 |
| Level | FY LR DR D K FR RR BR FB HB L O | | |
| Other | | | |
| Upper | | | |
| Lvl 2 | | | |
| Lvl 1 | | | |
| Lower | | | |
| Totals | RMS: 10 | BRs: 6 | Baths: 1 |
| | HB: 1 | | |

OTHER FEATURES

| | | | |
|---------|---|---------|-----------|
| Kits: | 1 | Rating: | Very Good |
| A Kits: | | Rating: | |
| Fpl: | 1 | Rating: | Good |
| WSFlue: | | Rating: | |

CONDOS INFORMATION

| | |
|--------------|--|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

DEPRECIATION

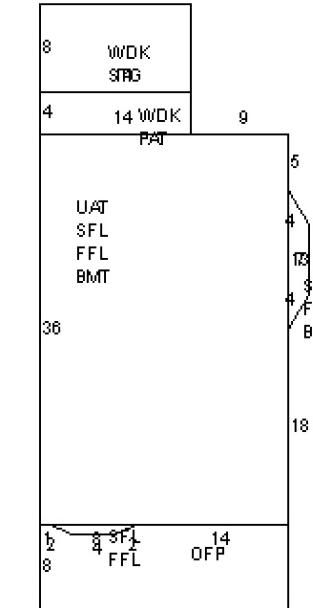
| | | |
|-------------|----------------|-------|
| Phys Cond: | VG - Very Good | 4.6 % |
| Functional: | | % |
| Economic: | | % |
| Special: | | % |
| Override: | | % |
| Total: | 4.6 % | |

CALC SUMMARY

| COMPARABLE SALES | |
|--------------------|------------|
| Rate | Parcel ID |
| Adj \$ / SQ: | 1.28051710 |
| Const Adj.: | 0.99742496 |
| Adj \$ / SQ: | 172.425 |
| Other Features: | 109250 |
| Grade Factor: | 1.33 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 629118 |
| Depreciation: | 28939 |
| Depreciated Total: | 600178 |
| WtAv\$/SQ: | AvRate: |
| Juris. Factor: | 1.00 |
| Special Features: | 0 |
| Final Total: | 600200 |
| Before Depr: | 229.32 |
| Val/Su Net: | 185.59 |
| Val/Su SzAd: | 360.42 |

COMMENTS

CAR CAN NOT FIT A CAR HST NOT HEATED OF=TOILET IN BMT.

SKETCH**REMODELING****RES BREAKDOWN**

| | | | | |
|------------|---------|-----|-----|----|
| Exterior: | No Unit | RMS | BRS | FL |
| Interior: | 1 | 10 | 6 | |
| Additions: | | | | |
| Kitchen: | | | | |
| Baths: | | | | |
| Plumbing: | | | | |
| Electric: | | | | |
| Heating: | | | | |
| General: | | | | |
| Totals | | 1 | 10 | 6 |

SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value | Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|--------------------|--------------|------------|-----------|--------------|----------|--------|---------|--------|----|-------|
| FFL | First Floor | 854 | 172.420 | 147,251 | SFL | 95 | | | | |
| BMT | Basement | 848 | 51.730 | 43,865 | UAT | 100 | FLA | | | |
| SFL | Second Floor | 811 | 172.420 | 139,888 | | | | | | |
| UAT | Upper Attic | 207 | 120.700 | 24,984 | | | | | | |
| OPF | Open Porch | 178 | 25.700 | 4,575 | | | | | | |
| WDK | Deck | 168 | 11.920 | 2,003 | | | | | | |
| STG | Storage | 112 | 7.770 | 870 | | | | | | |
| PAT | Patio | 56 | 5.980 | 335 | | | | | | |
| Net Sketched Area: | | 3,234 | Total: | | | | | | | |
| Size Ad | 1665.2999 | Gross Area | 11932 | FinArea | 1872 | | | | | |

SUB AREA DETAIL**IMAGE**

AssessPro Patriot Properties, Inc